



**FOR LEASE** | **243,214 SF**  
**2200 S BUSINESS 45** | **CORSICANA, TX**

**KURT JENSEN** | 262-308-0008 | [KURT@PHOENIXINVESTORS.COM](mailto:KURT@PHOENIXINVESTORS.COM)  
**ANTHONY CRIVELLO** | 414-982-4810 | [ANTHONY@PHOENIXINVESTORS.COM](mailto:ANTHONY@PHOENIXINVESTORS.COM)



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



## PROPERTY HIGHLIGHTS



**FLEXIBLE LAYOUT  
OPTIONS IDEAL FOR  
DISTRIBUTION &  
WAREHOUSING**



**STRATEGICALLY  
LOCATED WITH  
IMMEDIATE ACCESS  
TO I-45**



**AMPLE TRAILER  
& CAR PARKING  
AVAILABLE**



**ENTIRE FACILITY  
IS FULLY FENCED  
& SECURED**



**NEW EXTERIOR  
& INTERIOR  
PAINT (2025)**



# PROPERTY DETAILS

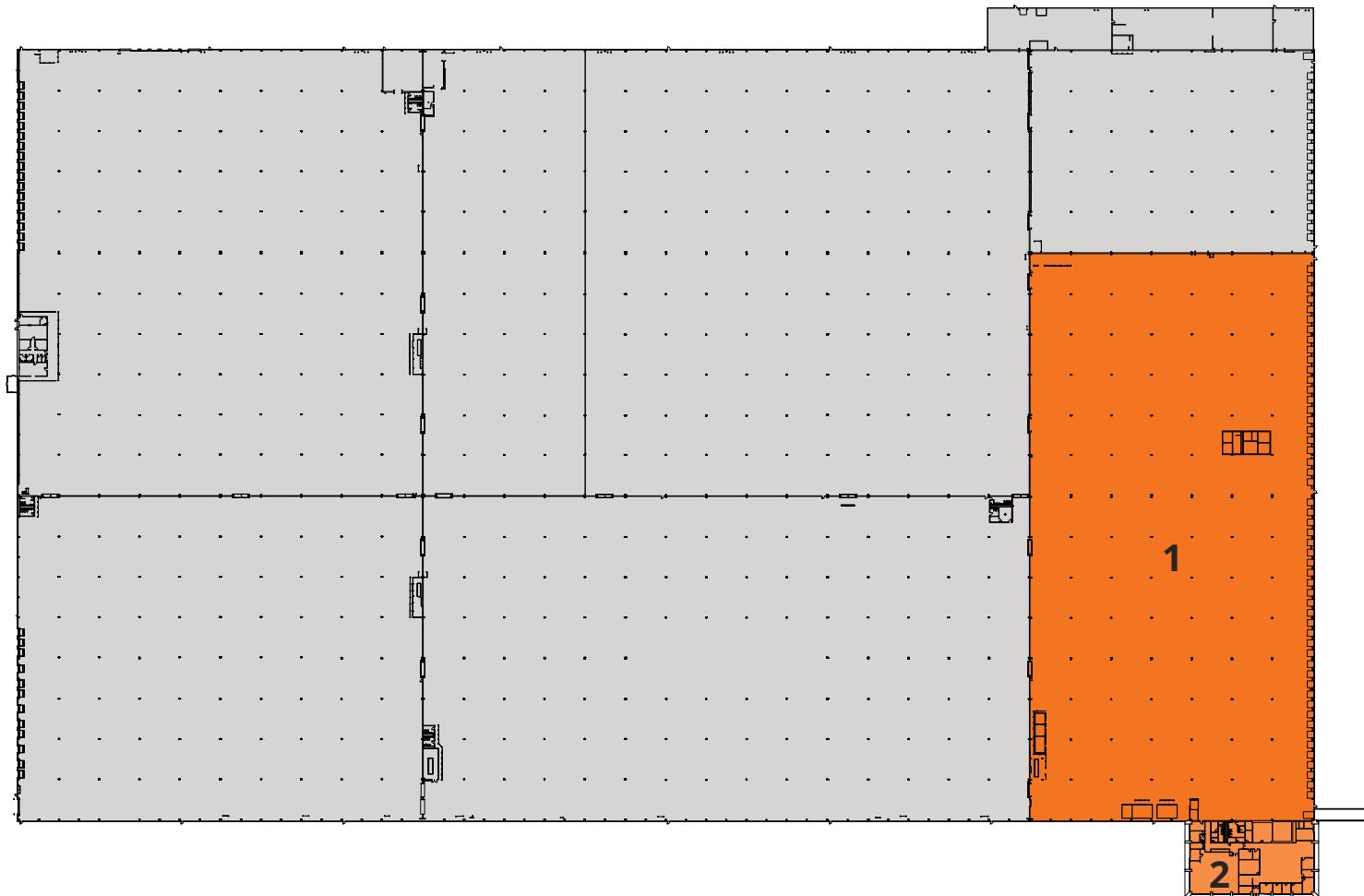
2200 S BUSINESS 45 | CORSICANA, TX

AVAILABLE SPACE	243,214 SF
WAREHOUSE SPACE	230,284 SF
OFFICE SPACE	12,930 SF
MINIMUM DIVISIBLE	100,000 SF
DOCK DOORS	52
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	26' - 28'
COLUMN SPACING	48' x 48'
ROOF	TPO
WALLS	Insulated Metal Panel
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1981
YEAR RENOVATED	2025
FIRE SUPPRESSION	100% High Density Wet System
LIGHTING	Fluorescent
POWER	Main Feed 12,470 Volts
COMPRESSED AIR	Two, 125-PSI Compressors Two, 60-HP Compressors
PARKING	867 Trailer Spaces, 329 Car Spaces
LAND AREA	138.36 Acres
ZONING	L-1: Light Industrial
PARCEL ID	10900

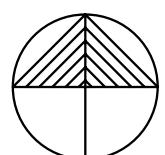


# FLOOR PLAN

2200 S BUSINESS 45 | CORSICANA, TX



NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	52	1	230,284 SF
2	OFFICE	N/A	N/A	12,930 SF
<b>TOTAL</b>				<b>243,214 SF</b>



# LOCATION MAP

2200 S BUSINESS 45 | CORSICANA, TX

